



# Town of Erwin

## Zoning Application & Permit

Planning & Inspections Department

Permit #

25-0130

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Andrew Edwards	Property Owner	Andrew Edwards
Home Address	111 W D St	Home Address	111 W D St
City, State, Zip	Erwin NC 28339	City, State, Zip	Erwin NC 28339
Telephone	919-820-2351	Telephone	919-820-2351
Email	ED548@Yahoo.com	Email	ED548@Yahoo.com

Address of Proposed Property		111 W D St	
Parcel Identification Number(s) (PIN)	0597-62-2848	Estimated Project Cost	20,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.		Detached Garage	
Description of any proposed improvements to the building or property		Detached Garage	
What was the Previous Use of the subject property?			
Does the Property Access DOT road?		NO	
Number of dwelling/structures on the property already	1	Property/Parcel size	1.19 AC
Floodplain SFHA <u>Yes</u> <u>NO</u>	Watershed <u>Yes</u> <u>NO</u>	Wetlands <u>Yes</u> <u>NO</u>	
<u>MUST</u> circle one that applies to property		Existing/Proposed Septic System Or Existing/Proposed <u>County</u> /City Sewer	

### Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Andrew Edwards Print Name	 Signature of Owner or Representative	4-3-25 Date
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### For Office Use

Zoning District	RMV	Existing Nonconforming Uses or Features	NA
Front Yard Setback	NA	Other Permits Required	<u>Conditional Use</u> / Building <u>Fire Marshal</u> <u>Other</u>
Side Yard Setback	NA	Requires Town Zoning Inspection(s)	<u>Foundation</u> / <u>Prior to C. of O.</u>
Rear Yard Setback		Zoning Permit Status	<u>Approved</u> <u>Denied</u>
		Fee Paid: 825	Date Paid: 4/8/25 Staff Initials: KB

Comments: Variance BOA-2025-003 approved for side setbacks

Signature of Town Representative:	Date Approved/Denied: 4/3/25
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PAID

APR 08 2025  
Cash

TOWN OF ERWIN

DFT side setbacks  
to property line &  
name.



## Variance Application (February 2011)

Name of Applicant	Andrew Edwards	Property Owner	Andrew Edwards
Mailing Address	111 W D St	Mailing Address	111 W D St
City, State, Zip	Erwin NC 28339	City, State, Zip	Erwin NC 28339
Telephone	919-820-2351	Telephone	919-820-2351
Email	efd548@yahoo.com	Email	efd548@yahoo.com
Address of Subject Property		111 W D St Erwin NC 28339	
Parcel Identification Number(s) (PIN) of Subject Property			

**Variance Description:** On a separately attached document, please state the particular zoning regulation for which the variance is being requested. Also state the requested variance (For instance, in the case of a setback variance request: If the required side yard setback is 12' and the applicant can only meet a 10' setback; then the applicant will be requesting a 2' variance from the 12' setback requirement.). Please attach a site plan with all appropriate dimensional notations needed to demonstrate the variance request if applicable.

**Findings of Fact:** The following are the findings of fact associated with a variance request. Applicant is to note that all of the following findings must be found in the affirmative in order for the requested variance to be granted. The applicant is requested to review each of these findings and answer the same to the best ability of the applicant. Responses to each of these findings may be attached to this application on a separate document.

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.
- A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located.
- The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
- The special circumstances are not the result of the actions of the applicant.
- The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

### Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Andrew Edwards  
Print Name

  
Signature of Owner or Representative

02-03-25  
Date





## Variance Application Information

### Part 9 Chapter 4 Article 10

## Board of Adjustments

### § 9-4101.2 Powers and duties.

The Board of Adjustment shall have the following powers and duties:

To authorize upon appeal in specific cases variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in undue hardship, so that the spirit of this ordinance shall be observed and substantial justice done.

A charge shall be made to the appellant according to town policy in order to cover administrative and advertising costs (Subsection (d)).

A public hearing shall be held at which all of the following conditions must be found to exist:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.

b. Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.

c. A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located.

d. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.

e. The special circumstances are not the result of the actions of the applicant.

f. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

In considering all proposed variances from this ordinance the Board shall, before making any finding in a specified case, first determine that the proposed variance will not constitute any change in the zone shown on the zoning map and will not impair an adequate supply of light and

air to adjacent property, or materially increase the public danger of fire and safety, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals, and general welfare.

No permitted use of land in other districts shall be considered grounds for the issuance of a variance. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any expressly or by implication prohibited by the terms of this ordinance in said district.

In granting a variance the Board may attach thereto such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purposes of this ordinance. Violation of such conditions and safeguards when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance.